



HARLESTONE GRANGE

A brand-new collection of 2, 3 and 4-bedroom homes



BARRATT
HOMES



WELCOME TO HARLESTONE GRANGE

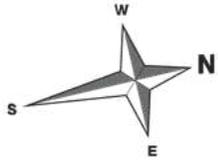
A stunning collection of energy-efficient 2, 3 and 4-bedroom homes, surrounded by open green space and a country park.

Enjoy rural walks, vibrant local amenities, and easy access to London and Birmingham.

Live well at Harlestone Grange where countryside charm meets everyday convenience.

YOUR NEW HOME

David Wilson Homes Development



David Wilson Homes Development



Mature Trees



New Trees



Play Area



Gravel Path



Giving nature a home on this development:

Swift Nesting Brick

Selected plots*



Bat Box

Selected plots*



Bird Box

Sparrow Nest Box

Selected plots*



Public Open Space

Kenley
2 bedroom home

Ennerdale
3 bedroom home

Norbury
3 bedroom home

Ripon
4 bedroom home

Radleigh
4 bedroom home

Maidstone
3 bedroom home

Lutterworth
3 bedroom home

Chester
4 bedroom home

Woodcote
4 bedroom home

Affordable Housing

Moresby
3 bedroom home

Haversham
3 bedroom home

Kingsley
4 bedroom home

Alderney
4 bedroom home

S/S **Substation**

BCP **Bin Collection Point**

V **Visitor Parking Space**

Electric Vehicle Charging

All plots to have EVC point. Please refer to working drawings for specific EV information.



Photovoltaic Panels

PV panels are not shown on this site plan, please speak to our Sales Adviser for details where these will be located.



Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

YOUR NEW COMMUNITY



0 DEVELOPMENT BY OTHERS

1 DAVID WILSON HOMES

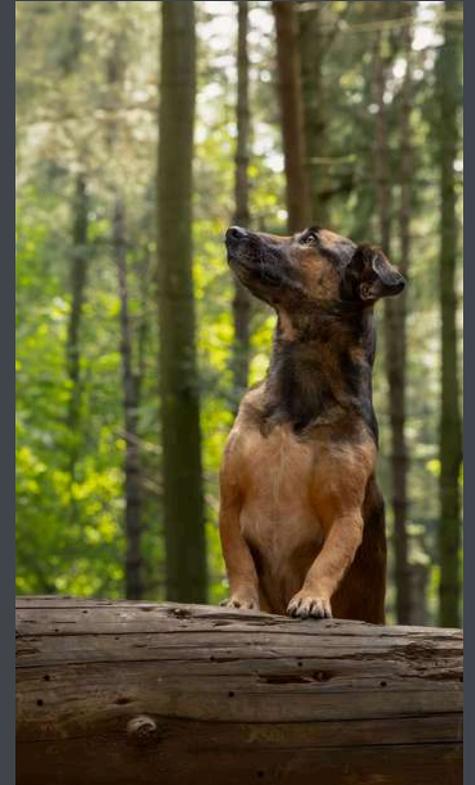
2 BARRATT HOMES

3 REDROW HOMES

 PRIMARY SCHOOL
SECONDARY SCHOOL

 PLAY AREA

PLEASE NOTE: Distances, journey times are approximate. All other information is subject to change and was correct at time of going to print. Planning layouts are for illustrative purposes and should be used for general guidance only.



HISTORY OF HARLESTONE GRANGE

Harlestone Grange stands on land once part of the historic Althorp Estate, famously associated with the Spencer family and Princess Diana. The surrounding village of Harlestone has deep roots, with evidence of prehistoric, Roman, and medieval settlement. The area was recorded in the Domesday Book of 1086, noting three manors, a mill, and a priest.

In the 13th century, Henry de Bray, a notable landowner, built his manor here and left detailed estate records now held in the British Museum. His influence shaped much of the village, including the remodelling of St Andrew's Church, which still stands today.

The Lumley family held another manor in Upper Harlestone, with remnants like the 15th-century dovecote still visible. Later, the Andrew family consolidated much of the land, building Harlestone House in 1715, a grand neo-classical mansion believed to have inspired Jane Austen's Mansfield Park.

Though the house was demolished in 1940, its stables and landscaped features remain. In the 19th century, the estate passed to Earl Spencer, who developed workers' cottages and shaped the architectural character of the village. The land was eventually sold to private owners, and the site of Harlestone House became home to the Northampton Golf Club.

Today, Harlestone Grange is a modern development that honours this rich heritage, blending new homes with centuries of history.



AMENITIES ON YOUR DOORSTEP



ALWAYS IN REACH

Harlestone Grange offers residents the chance to live in a countryside location situated West of Northampton. Benefit from excellent road links with the A43, A45 and M1 close by for easy access to Kettering, Thrapston, Rushden, London and more. Make your commute easier with direct trains from Northampton train station. Reach London Euston in 1 hour and 20 minutes. Plus, direct journeys to Birmingham in 1 hour and 4 minutes.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

A brand-new home could reduce your running costs

Peace of mind

Our homes come with an NHBC warranty* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

WHY BUY FROM BARRATT HOMES?

1

5 STARS FOR CUSTOMER SATISFACTION

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. And it's all thanks to positive recommendations by our customers – in fact, more than 90% would recommend us.

2

BUILDING HOMES FOR OVER 7 DECADES

We've been established for over 7 decades and in that time have built over 500,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3

AWARD WINNERS, TIME AND TIME AGAIN

Our steadfast commitment to quality has ensured that for over 20 years, our site managers have picked up more awards than any other housebuilder. Winning NHBC Pride in the Job awards for their workmanship demonstrates our dedication and commitment to building homes of the very highest standard.

4

CREATING PLACES WHERE YOU'LL LOVE TO LIVE, BOTH INSIDE AND OUT

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility. We also go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5

OUR ENERGY-EFFICIENT HOMES COULD SAVE YOU MONEY

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being more energy-efficient than a same sized older home – even after it's been modernised. As a result, you could save a thousands per year on your energy bill.

^We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2025 derived from the NHBC national new homes survey at eight weeks ([Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.](#)), over 95% of Barratt Developments PLC group customer would recommend our brands to a friend.

KEYWORKER? SAVE THOUSANDS WITH OUR DEPOSIT CONTRIBUTION SCHEME

As a thank you for the support provided to our communities, we are offering key workers a contribution towards your deposit.

With the scheme, for every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute £1,000 towards your deposit - up to £25,000.

Here's an example of how it works:

For a home costing £300,000, you would qualify for a contribution of £15,000.

ARE YOU ELIGIBLE?



NHS



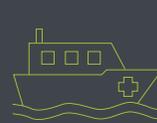
EDUCATION



POLICE FORCE



FIRE SERVICE



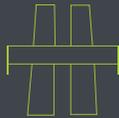
RNLI



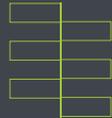
FOSTER CARERS



**ENVIRONMENTAL
SERVICE**



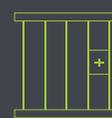
**NATIONAL
HIGHWAYS**



**PROBATION
SERVICE**



**LOCAL
AUTHORITY**



**PRISON
SERVICE**



**MINISTRY
OF DEFENCE**

HOME TO SELL? WE COULD BE YOUR GUARANTEED BUYER WITH PART EXCHANGE

As a thank you for the support provided to our communities, we are offering key workers a contribution towards your deposit.

With the scheme, for every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute £1,000 towards your deposit - up to £25,000.

Here's an example of how it works:

For a home costing £300,000, you would qualify for a contribution of £15,000.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home – based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

Time to get moving

You'll be free to move into your brand new home.

DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have a 10% deposit, we could boost it by a further 5%



- 85% Mortgage £306,000
- 10% Customer's Deposit £36,000
- 5% Barratt Homes Deposit Boost £18,000

Example home value

£360,000

LET'S GIVE YOUR PLANS A BOOST



Available to first-time buyers and existing homeowners



We could boost your deposit by 5%



So you would need a smaller mortgage

HOME TO SELL? WE COULD PAY YOUR ESTATE AGENT FEES AND HELP YOU SELL

Make your move to your new Barratt home easier with Movemaker - also known as assisted move. We'll help you arrange your sale – and we'll pay the estate agent fees*.

Buying a new home is an exciting time in your life, but we understand it can also be a stressful period. You can rest assured that Barratt will be with you every step of the way, and with our Movemaker scheme, we will help to ensure you have a less stressful experience when you move.



Step 1

Reserve your brand new home, complete a Movemaker application and we'll take your new home off the market



Step 2

An asking price for your current home will be agreed after 2 independent valuations



Step 3

We'll instruct an estate agent to handle the sale of your current home



Step 4

We'll cover the estate agent costs



Step 5

You move into your brand-new home



THE KENLEY 2 BEDROOM HOME



Electric car charging point



Argon-filled double-glazing



Photovoltaic panels



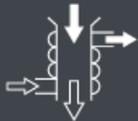
Flue Gas Heat Recovery



A/B EPC rating



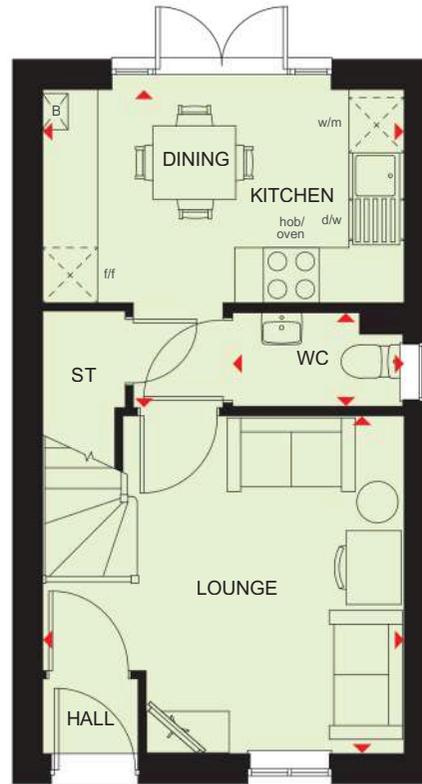
Highly-efficient insulation



Waste Water Heat Recovery Systems

THE KENLEY

2 BEDROOM HOME



*



*

Ground Floor

Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
Lounge	3943 x 3663 mm	12'11" x 12'0"
WC	1854 x 1016 mm	6'1" x 3'4"

First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

*Please see plot specific elevations for more details

KEY

B	Boiler	td	Tumble dryer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◄►	Dimension location



THE MAIDSTONE 3 BEDROOM HOME



Electric car charging point



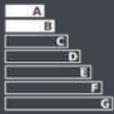
Argon-filled double-glazing



Photovoltaic panels



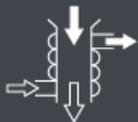
Flue Gas Heat Recovery



A/B EPC rating



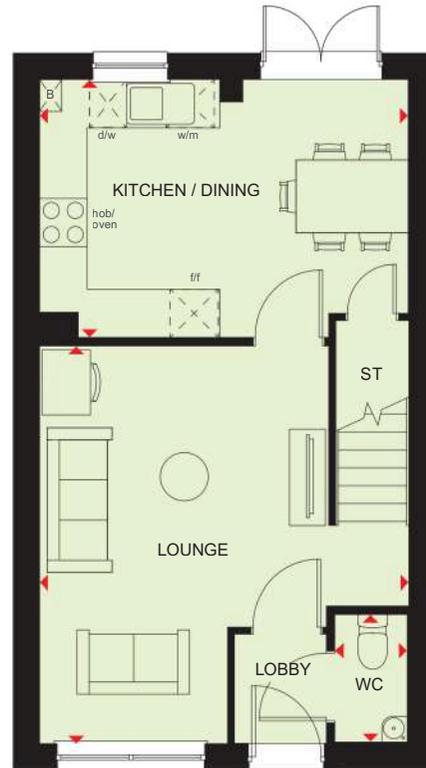
Highly-efficient insulation



Waste Water Heat Recovery Systems

THE MAIDSTONE

3 BEDROOM HOME



Ground Floor

Lounge	4600 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4595 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"



First Floor

Bedroom 1	2595 x 4199 mm	8'6" x 13'9"
Bedroom 2	2595 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"
En Suite	2595 x 1365 mm	8'6" x 4'6"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THE MORESBY 3 BEDROOM HOME



Electric car charging point



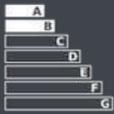
Argon-filled double-glazing



Photovoltaic panels



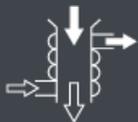
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems

THE MORESBY

3 BEDROOM HOME



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"

First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
Bedroom 2	2677 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"
En Suite	1416 x 2322 mm	4'8" x 7'7"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THE ENNERDALE 3 BEDROOM HOME



Electric car charging point



Argon-filled double-glazing



Photovoltaic panels



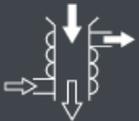
Flue Gas Heat Recovery



A/B EPC rating



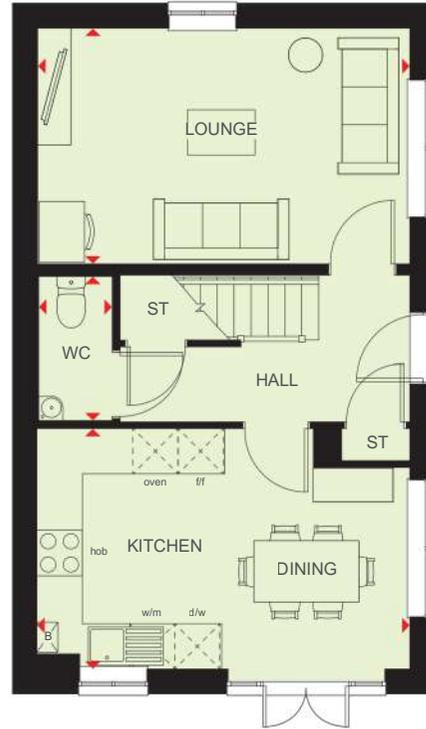
Highly-efficient insulation



Waste Water Heat Recovery Systems

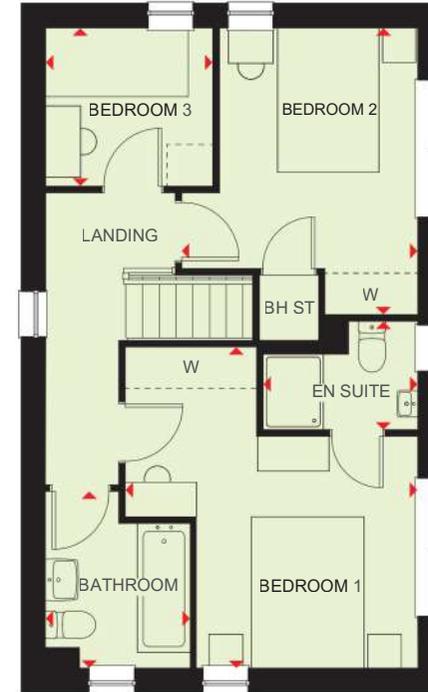
THE ENNERDALE

3 BEDROOM HOME



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	977 x 1895 mm	3'2" x 6'3"



First Floor

Bedroom 1	3893 x 4234 mm	12'9" x 13'11"
En Suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

*Please see plot specific elevations for more details

KEY	B	Boiler	td	Tumble dryer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



THE LUTTERWORTH 3 BEDROOM HOME



Electric car charging point



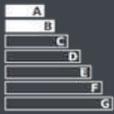
Argon-filled double-glazing



Photovoltaic panels



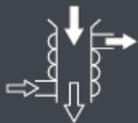
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems

THE LUTTERWORTH

3 BEDROOM HOME



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4276 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"



First Floor

Bedroom 1	3107 x 3594 mm	12'11" x 9'5"
Bedroom 2	3404 x 3158 mm	12'11" x 7'7"
Bedroom 3	3540 x 2129 mm	6'5" x 6'1"
Bathroom	2519 x 1954 mm	8'3" x 6'5"
En Suite	1648 x 2159 mm	5'5" x 7'1"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◄►	Dimension location



THE NORBURY 3 BEDROOM HOME



Electric car charging point



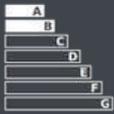
Argon-filled double-glazing



Photovoltaic panels



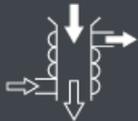
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems

THE NORBURY

3 BEDROOM HOME



Ground Floor

Lounge/Dining	4056 x 4989 mm	13'4" x 16'4"
Kitchen	1900 x 3910 mm	6'3" x 12'10"
WC	860 x 1976 mm	2'10" x 6'6"

*Please see plot specific elevations for more details



First Floor

Bedroom 2	4056 x 2960 mm	12'11" x 9'5"
Bedroom 3	4056 x 3381 mm	12'11" x 7'7"
Bathroom	1698 x 2146 mm	5'7" x 7'10"

*Please see plot specific elevations for more details



Second Floor

Bedroom 1	4056 x 8663 mm	13'4" x 28'5"
En Suite	1858 x 2524 mm	6'1" x 8'3"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



THE CHESTER 4 BEDROOM HOME



Electric car charging point



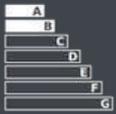
Argon-filled double-glazing



Photovoltaic panels



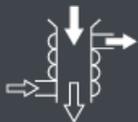
Flue Gas Heat Recovery



A/B EPC rating



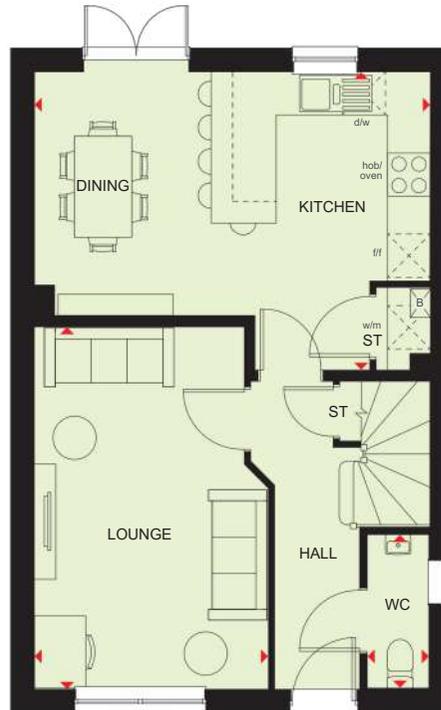
Highly-efficient insulation



Waste Water Heat Recovery Systems

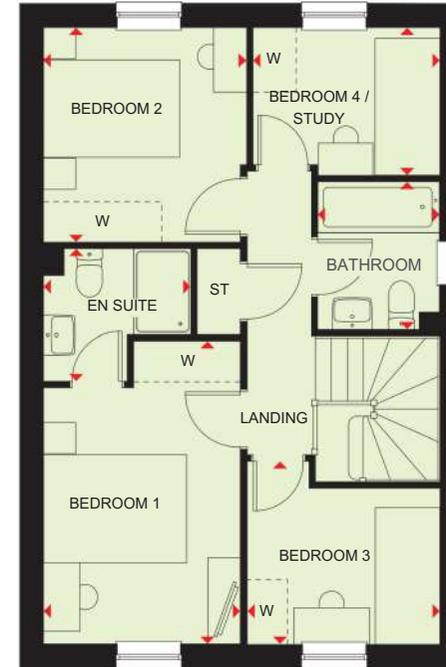
THE CHESTER

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	5515 x 4135 mm	18'1" x 13'7"
Lounge	3259 x 5016 mm	10'8" x 16'5"
WC	860 x 2130 mm	2'10" x 7'0"



First Floor

Bedroom 1	2746 x 4200 mm	9'0" x 13'9"
Bedroom 2	2826 x 2981 mm	9'3" x 9'9"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2055 mm	8'7" x 6'9"
En Suite	2053 x 1835 mm	6'9" x 6'0"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

KEY	B	Boiler	td	Tumble dryer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



THE KINGSLEY 4 BEDROOM HOME



Electric car charging point



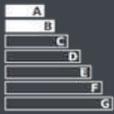
Argon-filled double-glazing



Photovoltaic panels



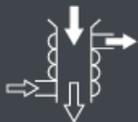
Flue Gas Heat Recovery



A/B EPC rating



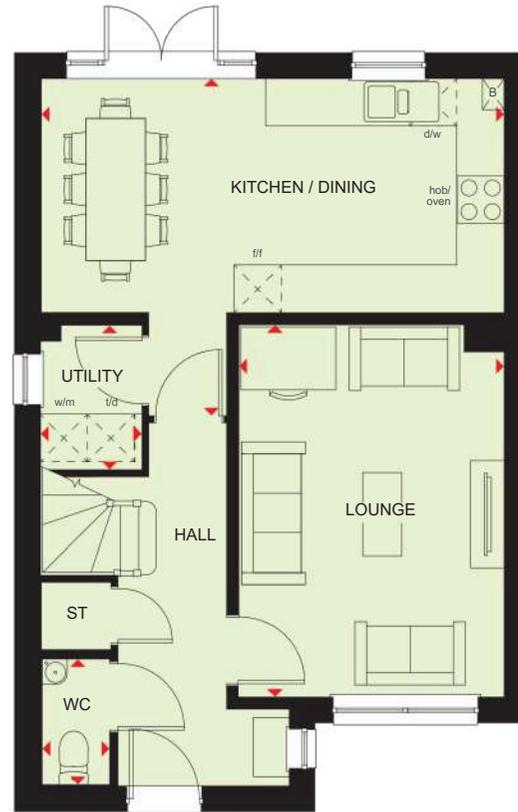
Highly-efficient insulation



Waste Water Heat Recovery Systems

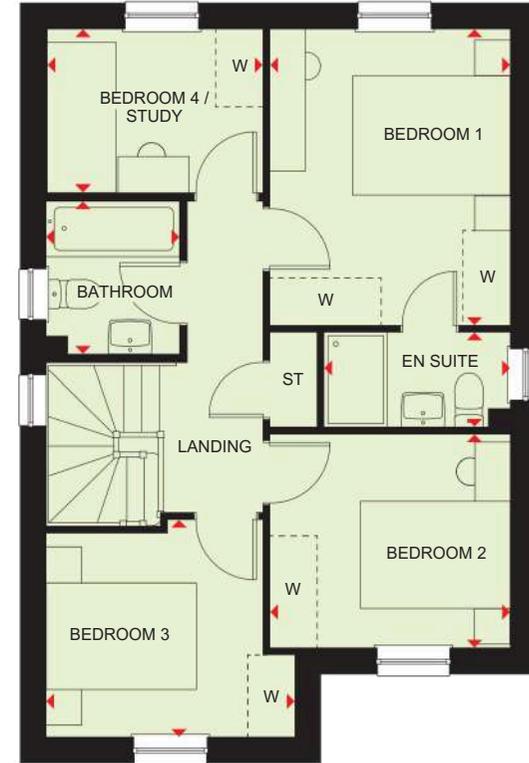
THE KINGSLEY

4 BEDROOM HOME



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1836 mm	4'3" x 6'0"
WC	865 x 1593 mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740 mm	10'0" x 12'3"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bedroom 4	2754 x 2060 mm	9'0" x 6'9"
Bathroom	1700 x 1937 mm	5'7" x 6'4"
En Suite	2361 x 1194 mm	7'9" x 3'11"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THE RIPON 4 BEDROOM HOME



Electric car charging point



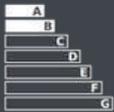
Argon-filled double-glazing



Photovoltaic panels



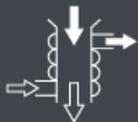
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems

THE RIPON

4 BEDROOM HOME



Ground Floor

Lounge	3282 x 4893 mm	10'9" x 16'1"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1597 mm	5'7" x 5'3"
WC	2657 x 5189 mm	3'1" x 5'2"



First Floor

Bedroom 1	4196 x 4063 mm	13'9" x 13'4"
En Suite	2011 x 1761 mm	6'7" x 5'9"
Bedroom 2	3174 x 3499 mm	10'5" x 11'6"
Bedroom 3	2764 x 3769 mm	9'1" x 12'4"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	9'6" x 6'3"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THE WOODCOTE 3 BEDROOM HOME



Electric car charging point



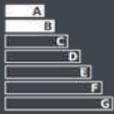
Argon-filled double-glazing



Photovoltaic panels



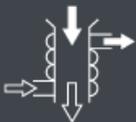
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems

THE WOODCOTE

3 BEDROOM HOME



Ground Floor

Lounge/Dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"



First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"



Second Floor

Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 274 mm	8'6" x 8'5"
En Suite	1926 x 2486 mm	6'4" x 8'2"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



THE ALDERNEY 4 BEDROOM HOME

THE ALDERNEY

4 BEDROOM HOME



Electric car charging point



Argon-filled double-glazing



Photovoltaic panels



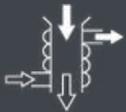
Flue Gas Heat Recovery



A/B EPC rating



Highly-efficient insulation



Waste Water Heat Recovery Systems



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen / Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THE RADLEIGH 4 BEDROOM HOME



Electric car charging point



Argon-filled double-glazing



Photovoltaic panels



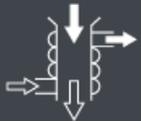
Flue Gas Heat Recovery



A/B EPC rating



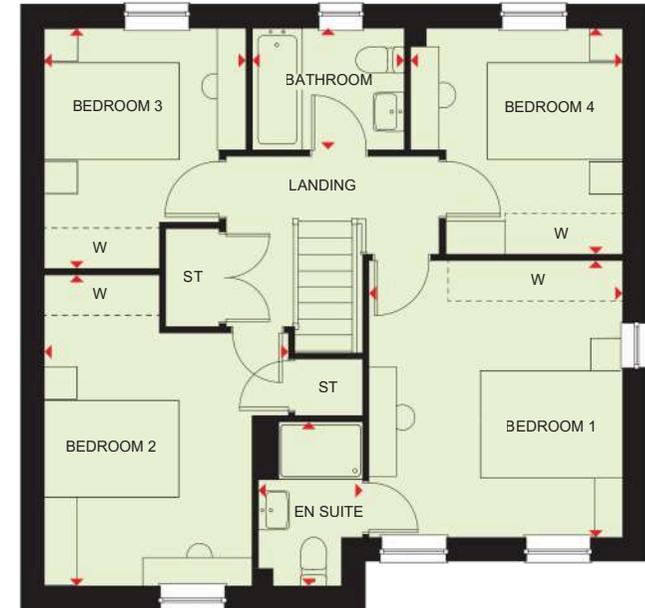
Highly-efficient insulation



Waste Water Heat Recovery Systems

THE RADLEIGH

4 BEDROOM HOME



Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining	8110 x 3578 mm	26'7" x 11'9"
Utility	1558 x 1655 mm	5'1" x 5'5"
Study	2273 x 2153 mm	7'5" x 7'1"
WC	850 x 1621 mm	2'9" x 5'4"

First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
Bedroom 2	3243 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◄►	Dimension location

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service. All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator.

